

Instrument prepared by:

**VIRGINIA GAS AND OIL BOARD**

Order recorded under:

**CODE OF VIRGINIA  
§ 45.1-361.26**

**BEFORE THE VIRGINIA GAS AND OIL BOARD**

**RELIEF  
SOUGHT:**

An Order for Disbursement of Escrowed Funds  
(and Authorization for Direct Payment of Royalties)

**JURISDICTION:**

Code of Virginia § 45.1-351. (et seq) AND § 45.1-361.22 (et seq) AND § 45.1-361.22:2

**UNIT/WELL NAME:** CBM Unit B-45

**TRACT(S):** 1, 2, 3, 4

**LOCATION:** BUCHANAN County, Virginia

**DOCKET NUMBER:** VGOB-04-1214-1378-01

**APPLICANTS:**

ARP Mountaineer Production, LLC on behalf of Derek Browning, Gregory Poulos, Jason Poulos, Kevin Rogers, Pamela Poulos, Shaun Rogers, Talmage G. Rogers, III

**HEARING DATE AND LOCATION:**

Russell County Government Center, Lebanon, Virginia  
September 15, 2015

**APPEARANCES:**

Tim Scott on behalf of ARP Mountaineer Production, LLC

**PRIOR PROCEEDINGS:**

1. Original Pooling Order Executed 03/08/2005, Recorded on 03/14/2005, Deed Book/Instrument No. 614, Page 147.
2. Supplemental Order Executed 01/10/2006, Recorded on 01/12/2006, Deed Book/Instrument No. 06-0000178.

**NOTICE:**

The Unit Operator gave notice to the Applicants that the Board would consider its disbursement petition at the September 15, 2015 hearing and considered whether to:

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(1) Amend the Pooling Order to provide for the disbursement of funds on deposit in the Escrow Account attributable to Tract(s) 1, 2, 3, 4 identified in the attached petition.

(2) Delete the requirement that the Unit Operator place future royalties attributable to Tract(s) 1, 2, 3, 4 relative to the interests of the Applicants identified in the attached petition.

(3) Close the escrow account under this docket number.

**FINDINGS:**  
Code of Virginia § 45.1-361.22 AND § 45.1-361.22:2

**Applicant has certified and represented to the Board that:**

T.G. Rogers, III, Derek Browning Rogers, Kevin Rogers, Shaun Rogers, Gregory Poulous, Jason Poulous, and Pamela Poulous is entitled to 100% of the CBM royalties awarded under Buchanan County, Virginia Circuit Court Case No. 550-13, Opinion dated July 10, 2014, said decision allows the Applicant and Designated Operator to pay royalties directly to the person(s) identified in Exhibit EE annexed hereto and the annexed Table, further, specified how said royalties are to be paid.

There are no more remaining conflicts after the disbursement, escrow is no longer required and account is to be closed after disbursement.

**RELIEF GRANTED:**

VGOB Disbursement  
Unit CBM Unit B-45

VG08-04-1214-1378-01

Table 1

Tracts: 1, 2, 3, 4

[illegible]

## 41.29

## 1 Tract 1 (total acreage)

5	1	Gregory Poulos\1894 Greenwood Street NE; Palm Bay; FL 32907		0.8602	100.00%	0.8602	5.8002%
6	1	Jason Poulos\40670 SW 95th Street; Miami; FL 33176		0.8602	100.00%	0.8602	5.8002%
7	1	Pamela Poulos\1444 Medavia Avenue; Coral Gables; FL 33146		0.8602	100.00%	0.8602	5.8002%

## 4.13

## 2 Tract 2 (total acreage)

1	2	Talmage G. Rogers, III\3014 Shalford Lane Matthews; NC 28104		0.1290	100.00%	0.1290	0.8699%
2	2	Derek Browning\2300 Carmel Road; Charlotte; NC 28226		0.1290	100.00%	0.1290	0.8699%
3	2	Kevin Rogers\139 Wickham Rd; Garden City; NY 11530		0.1290	100.00%	0.1290	0.8699%
4	2	Shaun Rogers\121 NE 100th Street; Miami Shores; FL 33138		0.1290	100.00%	0.1290	0.8699%
5	2	Gregory Poulos\1894 Greenwood Street NE; Palm Bay; FL 32907		0.1720	100.00%	0.1720	1.1598%
6	2	Jason Poulos\40670 SW 95th Street; Miami; FL 33176		0.1720	100.00%	0.1720	1.1598%
7	2	Pamela Poulos\1444 Medavia Avenue; Coral Gables; FL 33146		0.1720	100.00%	0.1720	1.1598%

## 22.52

## 3 Tract 3 (total acreage)

1	3	Talmage G. Rogers, III\3014 Shalford Lane Matthews; NC 28104		0.7038	100.00%	0.7038	4.7458%
2	3	Derek Browning\2300 Carmel Road; Charlotte; NC 28226		0.7038	100.00%	0.7038	4.7454%
3	3	Kevin Rogers\139 Wickham Rd; Garden City; NY 11530		0.7038	100.00%	0.7038	4.7454%
4	3	Shaun Rogers\121 NE 100th Street; Miami Shores; FL 33138		0.7038	100.00%	0.7038	4.7454%
5	3	Gregory Poulos\1894 Greenwood Street NE; Palm Bay; FL 32907		0.9383	100.00%	0.9383	6.3273%
6	3	Jason Poulos\40670 SW 95th Street; Miami; FL 33176		0.9383	100.00%	0.9383	6.3273%
7	3	Pamela Poulos\1444 Medavia Avenue; Coral Gables; FL 33146		0.9383	100.00%	0.9383	6.3273%

## 12.06

## 4 Tract 4 (total acreage)

1	4	Talmage G. Rogers, III\3014 Shalford Lane Matthews; NC 28104		0.3770	100.00%	0.3770	2.5421%
2	4	Derek Browning\2300 Carmel Road; Charlotte; NC 28226		0.3770	100.00%	0.3770	2.5421%
3	4	Kevin Rogers\139 Wickham Rd; Garden City; NY 11530		0.3770	100.00%	0.3770	2.5421%
4	4	Shaun Rogers\121 NE 100th Street; Miami Shores; FL 33138		0.3770	100.00%	0.3770	2.5421%
5	4	Gregory Poulos\1894 Greenwood Street NE; Palm Bay; FL 32907		0.5026	100.00%	0.5026	3.3893%
6	4	Jason Poulos\40670 SW 95th Street; Miami; FL 33176		0.5026	100.00%	0.5026	3.3893%
7	4	Pamela Poulos\1444 Medavia Avenue; Coral Gables; FL 33146		0.5026	100.00%	0.5026	3.3893%

1. The Escrow Agent is ordered, to within ten (10) days of receipt of this executed order, disburse funds for the unit and applicants detailed in Table 1.

2. The Escrow Agent is ordered to close the Escrow Account for the Subject Drilling unit based on the attached Revised Exhibit E which replaces all prior Exhibit E's recorded for the Subject Drilling Unit.

**CONCLUSION:**

Therefore, the requested relief and all terms and provisions set forth above be and hereby are granted and IT IS SO ORDERED.

**APPEALS:**

Appeals of this Order are governed by the provisions of the Code of Virginia § 45.1-361.9 which provides that any order or decision of the Board may be appealed to the appropriate circuit court and that whenever a coal owner, coal operator, gas owner, gas operator, or operator of a gas storage field certificated by the State Corporation Commission is a party in such action, the court shall hear such appeal de novo.

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DONE AND EXECUTED this 18 day of September, 2015 by a majority of the Virginia Gas and Oil Board.



Chairman, Bradley C. Lambert

DONE AND PERFORMED this 18 day of September, 2015 by Order of the Virginia Gas and Oil Board.



Rick Cooper  
Principal Executive to the  
staff, Virginia Gas and Oil Board

COMMONWEALTH OF VIRGINIA  
COUNTY OF RUSSELL

Acknowledged on this 18<sup>th</sup> day of September, 2015, personally before me a notary public in and for the Commonwealth of Virginia, appeared Bradley C. Lambert, being duly sworn did depose and say that he is the Chairman of the Virginia Gas and Oil Board and appeared Rick Cooper, being duly sworn did depose and say that he is Principal Executive to the staff of the Virginia Gas and Oil Board, that they executed the same and was authorized to do so.



Sarah Jessee Gilmer, Notary Public  
262946

My Commission expires: July 31, 2017



## BEFORE THE VIRGINIA GAS AND OIL BOARD

PETITIONER: ARP Mountaineer Production, LLC

DIVISION OF GAS AND OIL

DOCKET NO: VGOB 04-1214-1378-01

RELIEF SOUGHT: (1) DISBURSEMENT FROM ESCROW REGARDING TRACT(S) 1, 2, 3, 4 (2) AND AUTHORIZATION FOR DIRECT PAYMENT OF ROYALTIES

HEARING DATE: September 15, 2015

DRILLING UNIT: CBM Unit B-45

BUCHANAN COUNTY, VIRGINIA

## PETITION FOR ORDER OF DISBURSEMENT OF ESCROW FUNDS

1. Petitioner and its counsel

Petitioner is ARP Mountaineer Production, LLC, Park Place Corp Center One, 1000 Commerce Drive, Pittsburgh, PA 15275, 412-489-0006. Petitioner's counsel is Tim Scott, McKinnis & Scott Law Firm, 135 W. Main St., Kingsport, TN 37660.

2. Relief Sought

The disbursement of escrowed funds heretofore deposited with the Board's Escrow Agent, attributable to Tracts 1, 2, 3 and 4, as depicted upon the annexed table; and, (2) authorization to begin paying royalties directly to the parties to the prevailing plaintiffs; Talmadge G. Rogers, III, Derek Browning, Kevin Rogers, Shaun Rogers, Gregory Poulos, Jason Poulos and Pamela Poulos. Unit B-45.

3. Legal Authority

Va. Code Ann. § 45.1-361.1 et seq., 4 VAC 25-160-140., and relevant Virginia Gas and Oil Board Orders ("Board") heretofore promulgated pursuant to law.

4. Type of Well(s)

Coalbed Methane

5. Factual basis for relief requested

T.G. Rogers, III, Derek Browning Rogers, Kevin Rogers, Shaun Rogers, Gregory Poulous, Jason Poulous, and Pamela Poulous is entitled to 100% of the CBM royalties awarded under Buchanan County, Virginia Circuit Court Case No. 550-13, Opinion dated July 10, 2014, said decision allows the Applicant and Designated Operator to pay royalties directly to the person(s) identified in Exhibit EE annexed hereto and the annexed Table, further, specified how said royalties are to be paid.

There are no more remaining conflicts after the disbursement, escrow is no longer required and account is to be closed after disbursement.

6. Attestation

The foregoing Petition to the best of my knowledge, information, and belief is true and correct.

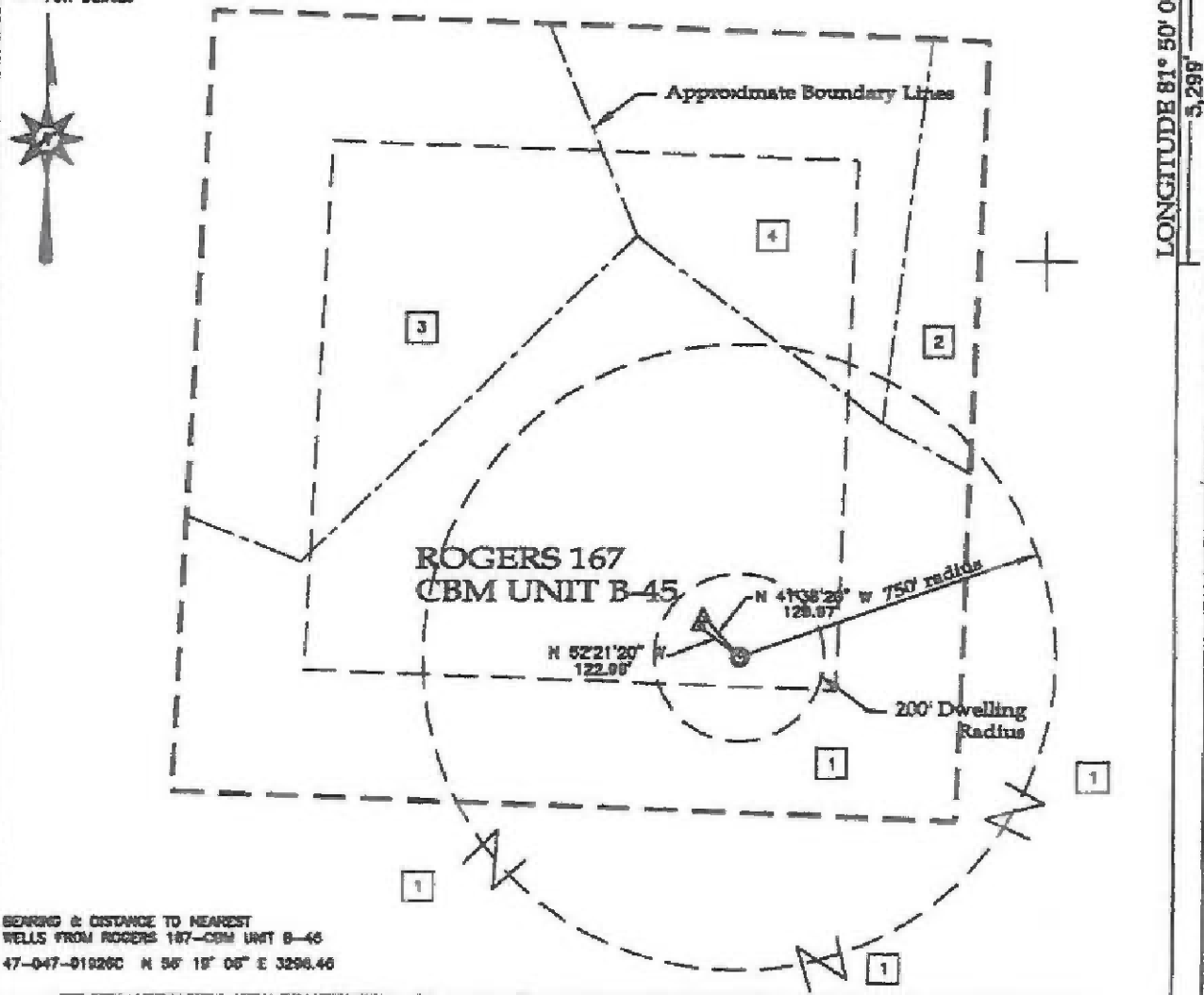


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## EXHIBIT A

PROPERTY LINES SHOWN WERE TAKEN FROM DEED DESCRIPTIONS AND  
OTHER AVAILABLE INFORMATION. PROPERTY BOUNDARIES NOT SURVEYED

☒ DENOTES TRACT NO. SEE PERMIT APPLICATION OR POOLING APPLICATION  
FOR DETAILS



THE ACTUAL WELL LOCATION WILL BE WITHIN 10 FEET OF THE PROPOSED LOCATION ACCORDING TO 4 VAC 25-150-290 AND 45.1-381.30.

## WELL LOCATION PLAT

COMPANY: GEOMET OPERATING COMPANY WELL NAME OR NUMBER: ROGERS 167-CBM UNIT B-45  
TRACT NUMBER: LBR HOLDINGS, LLC NO. 2 SCALE: 1" = 400' DATE: 10/15/04  
COUNTY: BUCHANAN DISTRICT: GARDEN QUADRANGLE: BRADSHAW  
ELEVATION: 2,123.93' METHOD USED TO DETERMINE ELEVATION: G.P.S. CONTROL LOOP  
FROM JEWELL SMOKELESS COAL CO. & TEE ENGINEERING CO. CONTROL POINTS

WELL COORDINATES: (VIRGINIA STATE PLANE - SOUTH ZONE - NAD' 27)

NORTHING - 362,047.30 EASTING - 1,028,904.55

THIS IS A NEW PLAT \_\_\_\_\_; AN UPDATED PLAT \_\_\_\_\_; OR A FINAL LOCATION PLAT \_\_\_\_\_  
POOLING PLAT ☒

+ Denotes the location of a well. United States Topographic Maps, scale 1 to 24,000, latitude and longitude lines being represented by border lines as shown.

Form DGO-GO-7  
Rev. 1/99

Licensed Professional Engineer or Licensed Land Surveyor (Affix Seal)

002382

EXHIBIT A-2  
TRACT IDENTIFICATION  
80-acre Unit

**Rogers Well No. 167  
Drilling Unit B-45**

**Tract 1 - LBR Holdings, LLC et al. - Tract No. 2**

Natural Gas Owners:	Interest:
LBR Holdings, LLC Fon Rogers, II, Manager P.O. Box 22427 Lexington, KY 40522-2427	87.500000%
Jason Poulos 10870 SW 95 <sup>th</sup> Street Miami, FL 33176	2.083333%
Gregory Poulos 48 Azalee Avenue Inglis, FL 34449	2.083333%
Pamela Poulos 1444 Mendavia Avenue Coral Gables, FL 33146	2.083334%
T. G. Rogers, III 14229 Ballantyne Country Club Dr. Charlotte, NC 28277	1.562500%
Shaun Rogers 121 NE 100 <sup>th</sup> Street Miami Shores, FL 33128	1.562500%
Kevin Rogers 139 Wickham Rd. Garden City, NY 11530	1.562500%
Derek Browning Rogers 2001 Sablewood Drive Charlotte, NC 28205	1.562500%



Coal Owner:

Interest:

LBR Holdings, LLC

100%

**Tract 2 - LBR Holdings, LLC et al. - Tract No. 16**

Natural Gas Owners:

Interest:

LBR Holdings, LLC  
 Fon Rogers, II, Manager  
 P.O. Box 22427  
 Lexington, KY 40522-2427

75.000000%

Jason Poulos  
 10870 SW 95<sup>th</sup> Street  
 Miami, FL 33176

4.166667%

Gregory Poulos  
 48 Azalee Avenue  
 Inglis, FL 34449

4.166667%

Pamela Poulos  
 1444 Mendavia Avenue  
 Coral Gables, FL 33146

4.166666%

T. G. Rogers, III  
 14229 Ballantyne Country Club Dr.  
 Charlotte, NC 28277

3.125000%

Shaun Rogers  
 121 NE 100<sup>th</sup> Street  
 Miami Shores, FL 33128

3.125000%

Kevin Rogers  
 139 Wickham Rd.  
 Garden City, NY 11530

3.125000%

Derek Browning Rogers  
 2001 Sablewood Drive  
 Charlotte, NC 28205

3.125000%

Coal Owner:

Interest:

LBR Holdings, LLC

100%

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**Tract 3 - LBR Holdings, LLC et al. - Tract No. 17**

Natural Gas Owners:	Interest:
LBR Holdings, LLC Fon Rogers, II, Manager P.O. Box 22427 Lexington, KY 40522-2427	75.00000%
Jason Poulos 10870 SW 95 <sup>th</sup> Street Miami, FL 33176	4.166667%
Gregory Poulos 48 Azalee Avenue Inglis, FL 34449	4.166667%
Pamela Poulos 1444 Mendavia Avenue Coral Gables, FL 33146	4.166666%
T. G. Rogers, III 14229 Ballantyne Country Club Dr. Charlotte, NC 28277	3.125000%
Shaun Rogers 121 NE 100 <sup>th</sup> Street Miami Shores, FL 33128	3.125000%
Kevin Rogers 139 Wickham Rd. Garden City, NY 11530	3.125000%
Derek Browning Rogers 2001 Sablewood Drive Charlotte, NC 28205	3.125000%
Coal Owner:	Interest:
LBR Holdings, LLC	100%

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**Tract 4 - LBR Holdings, LLC et al. - Tract No. 64**

Natural Gas Owners:	Interest:
LBR Holdings, LLC Fon Rogers, II, Manager P.O. Box 22427 Lexington, KY 40522-2427	75.00000%
Jason Poulos 10870 SW 95 <sup>th</sup> Street Miami, FL 33176	4.166667%
Gregory Poulos 48 Azalee Avenue Inglis, FL 34449	4.166667%
Pamela Poulos 1444 Mendavia Avenue Coral Gables, FL 33146	4.166666%
T. G. Rogers, III 14229 Ballantyne Country Club Dr. Charlotte, NC 28277	3.125000%
Shaun Rogers 121 NE 100 <sup>th</sup> Street Miami Shores, FL 33128	3.125000%
Kevin Rogers 139 Wickham Rd. Garden City, NY 11530	3.125000%
Derek Browning Rogers 2001 Sablewood Drive Charlotte, NC 28205	3.125000%
Coal Owner:	Interest:
LBR Holdings, LLC	100%

[pooling.rogers167-b45.exs2]

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EXHIBIT E  
LIST OF CONFLICTING AND UNKNOWN OR UNLOCATABLE OWNERS/CLAIMANTS THAT REQUIRE  
ESCROW  
UNIT B-45  
VOGB DOCKET NO. 04-1214-1378

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NONE.

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EXHIBIT EE  
UNIT B-45  
VOGB DOCKET NO. 04-1214-1378  
List of Respondents with Royalty Split Agreements or Court Orders

	PERCENTAGE OWNERSHIP OF TRACT IN DISPUTE	PERCENTAGE OWNERSHIP OF UNIT IN DISPUTE
<u>Tract 1-( 41.288 acres)</u>		
<u>(51.61% of the unit)</u>		
<u>LBR Holdings, LLC et al.</u>		
<b><u>COAL FEE OWNERSHIP</u></b>		
LBR HOLDINGS, LLC	1/8	n/a
Fon Rogers, Manager		
P.O. Box 22427		
Lexington, KY 40522		
Total-Coal	1/8	n/a
<b><u>OIL &amp; GAS FEE OWNERSHIP</u></b>		
Jason Poulos	1/48	1/48 x 51.61%
10870 SW 95 <sup>th</sup> Street		= 1.0752083%
Miami, FL 33176		
Gregory Poulos	1/48	1/48 x 51.61%
1894 Glenwood Street NE		= 1.0752083%
Palm Bay, FL 32907		
Pamela Poulos	1/48	1/48 x 51.61%
5000 SW 83 <sup>rd</sup> St		= 1.0752083%
Miami, FL 33143		
T.G. Rogers, III	1/64	1/64 x 51.61%
3014 Shalford Lane		= 0.80640625%
Matthews, NC 28104		
Shaun Rogers	1/64	1/64 x 51.61%
121 NE 100 <sup>th</sup> St.		= 0.80640625%
Miami Shores, FL 32960		
Kevin Rogers	1/64	1/64 x 51.61%
139 Wickham Road		= 0.80640625%
Garden City, NY 11530		
Derek Browning Rogers	1/64	1/64 x 51.61%
2300 Carmel Road		= 0.80640625%
Charlotte, NC 28226		
<b>TOTAL</b>	1/8	6.45125%

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EXHIBIT EE  
UNIT B-45  
VOGB DOCKET NO. 04-1214-1378  
List of Respondents with Royalty Split Agreements or Court Orders

	PERCENTAGE OWNERSHIP OF TRACT IN DISPUTE	PERCENTAGE OWNERSHIP OF UNIT IN DISPUTE
<u>Tract 2-( 4.128 acres)</u>		
<u>(5.16% of the unit)</u>		
<u>LBR Holdings, LLC et al.</u>		
<b><u>COAL FEE OWNERSHIP</u></b>		
LBR HOLDINGS, LLC	1/4	n/a
Fon Rogers, Manager		
P.O. Box 22427		
Lexington, KY 40522		
Total-Coal	1/4	n/a
<b><u>OIL &amp; GAS FEE OWNERSHIP</u></b>		
Jason Poulos	1/24	1/24 x 5.16%
10870 SW 95 <sup>th</sup> Street		= 0.215%
Miami, FL 33176		
Gregory Poulos	1/24	1/24 x 5.16%
1894 Glenwood Street NE		= 0.215%
Palm Bay, FL 32907		
Pamela Poulos	1/24	1/24 x 5.16%
5000 SW 83 <sup>rd</sup> St		= 0.215%
Miami, FL 33143		
T.G. Rogers, III	1/32	1/32 x 5.16%
3014 Shalford Lane		= 0.16125%
Matthews, NC 28104		
Shaun Rogers	1/32	1/32 x 5.16%
121 NE 100 <sup>th</sup> St.		= 0.16125%
Miami Shores, FL 32960		
Kevin Rogers	1/32	1/32 x 5.16%
139 Wickham Road		= 0.16125%
Garden City, NY 11530		
Derek Browning Rogers	1/32	1/32 x 5.16%
2300 Carmel Road		= 0.16125%
Charlotte, NC 28226		
<b>TOTAL</b>	<b>1/4</b>	<b>1.290%</b>



EXHIBIT EE  
UNIT B-45  
VOGB DOCKET NO. 04-1214-1378  
List of Respondents with Royalty Split Agreements or Court Orders

	PERCENTAGE OWNERSHIP OF TRACT IN DISPUTE	PERCENTAGE OWNERSHIP OF UNIT IN DISPUTE
<u>Tract 3- ( 22.52 acres)</u>		
<u>(28.15% of the unit)</u>		
<u>LBR Holdings, LLC et al.</u>		
<b><u>COAL FEE OWNERSHIP</u></b>		
LBR HOLDINGS, LLC	1/4	n/a
Fon Rogers, Manager		
P.O. Box 22427		
Lexington, KY 40522		
Total-Coal	1/4	n/a
<b><u>OIL &amp; GAS FEE OWNERSHIP</u></b>		
Jason Poulos	1/24	1/24 x 28.15%
10870 SW 95 <sup>th</sup> Street		= 1.17292%
Miami, FL 33176		
Gregory Poulos	1/24	1/24 x 28.15%
1894 Glenwood Street NE		= 1.17292%
Palm Bay, FL 32907		
Pamela Poulos	1/24	1/24 x 28.15%
5000 SW 83 <sup>rd</sup> St		= 1.17292%
Miami, FL 33143		
T.G. Rogers, III	1/32	1/32 x 28.15%
3014 Shalford Lane		= 0.8796875%
Matthews, NC 28104		
Shaun Rogers	1/32	1/32 x 28.15%
121 NE 100 <sup>th</sup> St.		= 0.8796875%
Miami Shores, FL 32960		
Kevin Rogers	1/32	1/32 x 28.15%
139 Wickham Road		= 0.8796875%
Garden City, NY 11530		
Derek Browning Rogers	1/32	1/32 x 28.15%
2300 Carmel Road		= 0.8796875%
Charlotte, NC 28226		
<b>TOTAL</b>	<b>1/4</b>	<b>7.0375%</b>

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EXHIBIT EE  
UNIT B-45  
VOGB DOCKET NO. 04-1214-1378  
List of Respondents with Royalty Split Agreements or Court Orders

	PERCENTAGE OWNERSHIP OF TRACT IN DISPUTE	PERCENTAGE OWNERSHIP OF UNIT IN DISPUTE
<u>Tract 4-( 12.064 acres)</u>		
<u>(15.08% of the unit)</u>		
<u>LBR Holdings, LLC et al.</u>		
<b><u>COAL FEE OWNERSHIP</u></b>		
LBR HOLDINGS, LLC Fon Rogers, Manager P.O. Box 22427 Lexington, KY 40522	1/4	n/a
Total-Coal	1/4	n/a
<b><u>OIL &amp; GAS FEE OWNERSHIP</u></b>		
Jason Poulos 10870 SW 95 <sup>th</sup> Street Miami, FL 33176	1/24	1/24 x 15.08% = 0.6283%
Gregory Poulos 1894 Glenwood Street NE Palm Bay, FL 32907	1/24	1/24 x 15.08% = 0.6283%
Pamela Poulos 5000 SW 83 <sup>rd</sup> St Miami, FL 33143	1/24	1/24 x 15.08% = 0.6283%
T.G. Rogers, III 3014 Shalford Lane Matthews, NC 28104	1/32	1/32 x 15.08% = 0.47125%
Shaun Rogers 121 NE 100 <sup>th</sup> St. Miami Shores, FL 32960	1/32	1/32 x 15.08% = 0.47125%
Kevin Rogers 139 Wickham Road Garden City, NY 11530	1/32	1/32 x 15.08% = 0.47125%
Derek Browning Rogers 2300 Carmel Road Charlotte, NC 28226	1/32	1/32 x 15.08% = 0.47125%
<b>TOTAL</b>	1/4	3.77%

## VIRGINIA: IN THE CIRCUIT COURT OF BUCHANAN COUNTY

GREGORY G. POULOS, JASON G. POULOS,  
PAMELA F. POULOS, SHAUN D. ROGERS,  
KEVIN H. ROGERS, DEREK B. ROGERS and  
T.G. ROGERS, III,

Plaintiffs,

v.

LBR HOLDINGS, LLC,

Defendant.

Case No. 550-13

ORDER

This matter, having come before the Court for hearing on June 2, 2014, on the parties' respective motions for summary judgment, and the Court, having reviewed the written submissions of the parties and having heard oral argument of counsel, and for good cause shown, hereby ORDERS:

1. Plaintiffs' Complaint and Defendant's Counterclaim both request that this Court, pursuant to Virginia Code § 8.01-184, declare their respective rights under the May 27, 1938, deed ("Deed") attached to Plaintiffs' Complaint as Exhibit "A."

2. The Deed includes a conveyance by T. G. Rogers and Martha F. Rogers, his wife (the "Talmage Rogers Group"), and Lloyd Rogers and Anne F. Rogers, his wife (the "Lloyd Rogers Group"), of their interests in certain parcels of property in Buchanan County, Virginia, (the "Property") and McDowell County, West Virginia, to Lon B. Rogers. The Deed specifically recites: "But there is excepted from the above-described property an undivided one-half interest in the oil and gas under said property and the same is reserved to T. G. Rogers and Lloyd Rogers,

parties of the first part, their heirs and assigns, together with the usual and necessary rights of ingress and egress and drilling rights to explore, get and remove said oil and gas."

3. It is undisputed that Plaintiffs are the successors to the interests of the Talmage Rogers Group under the Deed, and that Defendant, LBR Holdings, LLC ("LBR"), is the successor to the interests of Lon B. Rogers and the Lloyd Rogers Group under the Deed.

4. Plaintiffs seek a declaration that the Deed's reservation of gas under the Property includes, *inter alia*, coalbed methane gas, and that they are, therefore, the owners of 25% of the coalbed methane gas under the Property and entitled to the associated royalties. LBR, on the other hand, seeks a declaration that the Deed's reservation of gas under the Property does not include coalbed methane gas, that the Deed, therefore, conveyed coalbed methane gas to Lon B. Rogers, and that LBR, as Lon B. Rogers' successor-in-interest, is the owner of all the coalbed methane gas under the Property and entitled to the associated royalties.

5. Having examined the reservation language and the "four corners" of the Deed, the Court finds that the Deed is unambiguous and that the Deed's reservation of "the oil and gas under said property" includes a reservation of coalbed methane gas under the Property. Plaintiffs are, therefore, entitled to prevail as a matter of law.

6. Coalbed methane gas is obviously "gas," see *Harrison-Wyatt, LLC v. Ratliff*, 593 S.E.2d at 234, 238 (Va. 2004) (coalbed methane "is a gas"); and there is nothing in the Deed that removes coalbed methane or any other type of gas from the scope of the reservation. The language at issue is unlimited, plain, and unambiguous.

7. LBR argues that "the oil and gas" does not mean "all" but only "some" gas. The Court agrees with Plaintiffs, however, that the reservation of "the" gas is not a limited reservation of only some types of gas, but an unambiguous and unlimited reservation of all gas. Such an

interpretation of "the" is in accordance with the ordinary, plain and common sense meaning of the word.

8. LBR also argues that the parties to the Deed would not have intended to include coalbed methane gas in the reservation because, according to LBR, the commercial value of coalbed methane was not known in 1938. LBR presented no evidence in support of this argument and Plaintiffs presented undisputed evidence to the contrary. Regardless, this Court is bound to uphold the unambiguous reservation language, which refers to gas without qualification or limitation, and which, as written, encompasses all types of gas, whether commercially exploitable at the time of the Deed's execution or not.

9. The Court concludes that the arguments and authorities presented by Plaintiffs in their motion and reply brief are well-founded and correct. A ruling in LBR's favor would require the Court to rewrite the Deed, which it will not do. Nor will the Court torture words and phrases or engage in speculation to create an ambiguity where the ordinary meaning of the words leaves no room for ambiguity.

10. There are no issues of material fact in dispute regarding Plaintiffs' ownership of 25% of the coalbed methane gas under the Property. The Court grants Plaintiffs' motion for summary judgment in full and denies LBR's motion for summary judgment in full.

11. This Order constitutes a judicial determination of coalbed methane gas ownership as between Plaintiffs and LBR pursuant to Virginia Code § 45.1-361.22(5)(i) and resolves in Plaintiffs' favor all conflicting claims of coalbed methane gas ownership between Plaintiffs and LBR relating to the Property.


12. Plaintiffs are entitled to receive all coalbed methane gas royalties attributable to their 25% gas estate interest in the Property that are being held in the Virginia Gas and Oil Board's

escrow account or otherwise being withheld from Plaintiffs due to the conflicting claims of coalbed methane ownership between Plaintiffs and LBR. Plaintiffs are also entitled to receive all future coalbed methane gas royalties or other proceeds that are attributable to their 25% gas estate interest in the Property. All such royalties and proceeds shall be divided among the individual Plaintiffs in accordance with their respective percentages of ownership.

SO ORDERED, this the 10<sup>th</sup> day of July, 2014.

  
Circuit Court Judge

SEEN AND REQUESTED:

  
Jennifer L. Shaver, Esq. (VSB# 79047)  
Ellis Professional Building, Suite A  
211 West Main Street  
Abingdon, VA 24210  
Telephone: (276) 525-1103  
Facsimile: (276) 525-1112  
jen@jenshaver.com

*Counsel for Plaintiffs*

SEEN AND OBJECTED TO FOR ALL THE REASONS DETAILED IN LBR HOLDINGS, LLC'S MEMORANDUM IN SUPPORT OF ITS MOTION FOR SUMMARY JUDGMENT AND RESPONSE TO PLAINTIFFS' MOTION FOR SUMMARY JUDGMENT AND AT THE HEARING; AND ON THE ADDITIONAL GROUNDS THAT TO THE EXTENT THE COURT MAY HAVE CONSIDERED SUBMISSIONS OF EXHIBITS OTHER THAN THE DEED AT



ISSUE, THE COURT SHOULD HAVE DENIED BOTH PARTIES' MOTIONS FOR SUMMARY JUDGMENT SO THAT BOTH PARTIES WOULD HAVE HAD AN OPPORTUNITY TO DEVELOP AND PROPERLY INTRODUCE SUCH EVIDENCE:

*James R. Hodgson*

Trevor L. Earl, Esq. (VSB# 37573)

REED WEITKAMP SCHELL & VICE, PLLC

500 West Jefferson Street, Suite 2400

Louisville, KY 40202

Telephone: (502) 589-1000

Facsimile: (502) 562-2200

tearl@rwsvlaw.com

*Trevor L. Earl*

*Counsel for LBR Holdings, LLC*

A Copy  
Teste: Beverly S. Tiller, Clerk  
Circuit Court of Buchanan  
County, Virginia

*Beverly S. Tiller*  
Beverly S. Tiller, Clerk

STATE OF FLORIDA COUNTY OF MIAMI-DADE  
BEFORE THE VIRGINIA GAS AND OIL BOARD

I, Pamela F. Paulos, request all royalties attributable to my gas interest which are held in the Virginia Gas and Oil Board's escrow account and all royalties withheld internally by any operator be released to my attorney, Don Barrett, with all checks being made payable to "Don Barrett, P.A. Trust Account," and mailed to the following address:

Don Barrett, P.A.  
P.O. Box 927  
Lexington, MS 39095

FURTHER THE AFFIANT SAYETH NOT.

Pamela F. Paulos

Sworn and subscribed to me this  
the 3 day of July, 2015.

by PAMELA F. PAULOS, WHO PRODUCED  
FL ID AS IDENTIFICATION

M. Yap



150001579  
RECEIVED  
JUL 13 2015

BEFORE THE VIRGINIA GAS AND OIL BOARD

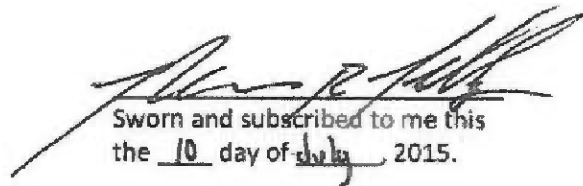
BY: \_\_\_\_\_

I, Talmage G. Rogers III, request all royalties attributable to my gas interest which are held in the Virginia Gas and Oil Board's escrow account and all royalties withheld internally by any operator be released to my attorney, Don Barrett, with all checks being made payable to "Don Barrett, P.A. Trust Account," and mailed to the following address:

Don Barrett, P.A.  
P.O. Box 927  
Lexington, MS 39095

FURTHER THE AFFIANT SAYETH NOT.

Talmage G. Rogers III

  
Sworn and subscribed to me this  
the 10 day of July, 2015.

**MARCUS R. KELLEY**  
Notary Public  
Mecklenburg Co., North Carolina  
My Commission Expires Nov. 7, 2019

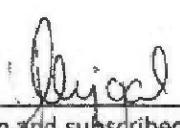
150001579

BEFORE THE VIRGINIA GAS AND OIL BOARD

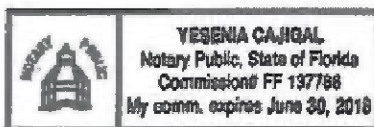
I, Jason G Poulos, request all royalties attributable to my gas interest which are held in the Virginia Gas and Oil Board's escrow account and all royalties withheld internally by any operator be released to my attorney, Don Barrett, with all checks being made payable to "Don Barrett, P.A. Trust Account," and mailed to the following address:

Don Barrett, P.A.  
P.O. Box 927  
Lexington, MS 39095

FURTHER THE AFFIANT SAYETH NOT.

  
Sworn and subscribed to me this  
the 27 day of June, 2015.





BEFORE THE VIRGINIA GAS AND OIL BOARD

I, GREGORY G. POULOS, request all royalties attributable to my gas  
interest which are held in the Virginia Gas and Oil Board's escrow account  
and all royalties withheld internally by any operator be released to my  
attorney, Don Barrett, with all checks being made payable to

"Don Barrett, P.A. Trust Account" and mailed to the following address:

Don Barrett, P.A.  
P.O. Box 927  
Lexington, MS 39095

FURTHER AFFIANT SAYETH NOT.

Gregory G. Poulos  
GREGORY G. POULOS

Shelia Marie Sangster  
Sworn to and Subscribed before me  
this 26<sup>th</sup> day of June, 2015.



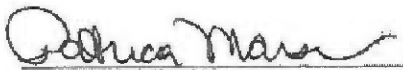
150001579

BEFORE THE VIRGINIA GAS AND OIL BOARD

I, Kevin Rogers request all royalties attributable to my gas interest which are held in the Virginia Gas and Oil Board's escrow account and all royalties withheld internally by any operator be released to my attorney, Don Barrett, with all checks being made payable to "Don Barrett, P.A. Trust Account," and mailed to the following address:

Don Barrett, P.A.  
P.O. Box 927  
Lexington, MS 39095

FURTHER THE AFFIANT SAYETH NOT.



Sworn and subscribed to me this  
the 9 day of July, 2015.

PATRICIA MARSON  
NOTARY PUBLIC, State of New York  
No. 01MA4642708  
Qualified in New York County  
Commission Expires October 22, 2017



150001579

BEFORE THE VIRGINIA GAS AND OIL BOARD

I, Shaun D. Rogers, request all royalties attributable to my gas interest which are held in the Virginia Gas and Oil Board's escrow account and all royalties withheld internally by any operator be released to my attorney, Don Barrett, with all checks being made payable to "Don Barrett, P.A. Trust Account," and mailed to the following address:

Don Barrett, P.A.  
P.O. Box 927  
Lexington, MS 39095

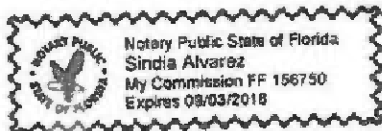
FURTHER THE AFFIANT SAYETH NOT.

Shaun D. Rogers

[Signature]

BY SHAUN DAVIS ROGERS

Sworn and subscribed to me this  
the 9 day of JULY, 2015.




150001579

BEFORE THE VIRGINIA GAS AND OIL BOARD

I, Derek Rogers, request all royalties attributable to my gas interest which are held in the Virginia Gas and Oil Board's escrow account and all royalties withheld internally by any operator be released to my attorney, Don Barrett, with all checks being made payable to "Don Barrett, P.A. Trust Account," and mailed to the following address:

Don Barrett, P.A.  
P.O. Box 927  
Lexington, MS 39095

FURTHER THE AFFIANT SAYETH NOT.

  
Sworn and subscribed to me this  
the 7<sup>th</sup> day of July, 2015.

**NITY RUIZ**  
Notary Public  
Mecklenburg Co., North Carolina  
My Commission Expires Sept. 17, 2017



INSTRUMENT #150001579  
RECORDED IN THE CLERK'S OFFICE OF  
BUCHANAN COUNTY ON  
SEPTEMBER 28, 2015 AT 03:54PM

BEVERLY S. TILLER, CLERK  
RECORDED BY: GGB